

MEMORANDUM

DATE: August 17, 2005

TO: Planning and Zoning Board

FROM: Marc LaFerrier, AICP, Planning and Zoning Director

BY: Mark McDonnell, AICP, Planner III

SUBJECT: **Case 5-T-05 South Regional Activity Center (SRAC)**

APPLICANT: City of Fort Lauderdale

LOCATION: Generally located south of the Tarpon River, north of S.R. 84, between SW 4th Avenue and Federal Highway

REQUEST: Amend the Text of the City of Fort Lauderdale Comprehensive Plan Future Land Use Plan Transfer 475 Existing Residential Flexibility Units from Flex Zone 56 into the SRAC

INTRODUCTION

Proposed is an amendment to the text of the City of Fort Lauderdale Comprehensive Land Use Plan that will shift 475 existing residential flexibility units from Flex Zone 56 into the South Regional Activity Center (SRAC) (see text amendment attached as **Exhibit 1**). The basis for Flex Units is the result of the difference between the overall density allowed by Broward County's Plan and the City's Plan. The City calculates density and intensity by using 'net' acreage, while the County uses 'gross' acreage; the additional development allowed by the County's plan is referred to as flex units which are divided into Flex Zones.

In Flex Zone 56 (see City-wide Flex Zone map attached as **Exhibit 2**), there currently are 1,274 existing residential flexibility units (see flex table as **Exhibit 3**). The geographic area of the South Regional Activity Center (SRAC) is located entirely within Flex Zone 56 (see **Exhibit 4**). The South Regional Activity Center (SRAC) land use designation, which measures approximately 270 acres, currently has 461 permitted residential dwelling units. These 461 units are existing and, therefore, additional residential development is currently not allowed in the SRAC. The City proposes to transfer 475 of the existing 1,274 residential flexibility units and assign them into the SRAC, bringing the total number of permitted residential units to 936. The resulting overall residential density of the SRAC, if the amendment is approved, would be 3.4 du/ac.

Because Flex Units are included in the County's Plan and related analyses and policies, the proposed amendment is considered a local text amendment that is forwarded directly from the City to the Florida Department of Community Affairs (FL DCA), with no amendment necessary to the Broward County Land Use Plan. The City contracted Leigh Robinson Kerr & Associates, Inc. to prepare this amendment application comprised of a narrative, series of exhibits, agency confirmation letters, appendices, and full analysis (see bound document as **Exhibit 5**)

REQUIRED PUBLIC NOTICE

Newspaper notice has been provided, civic associations have been individually notified, and the application has been made available for public review and inspection at the following various locations required by the City's Comprehensive Plan:

City Manager's Office	Fort Lauderdale Library
Planning and Zoning Division	Imperial Point Library
Riverland Branch Library	Galt Ocean Mile Library
Broward County Main Library	African-American Research Library and Cultural Center

REQUIRED PROCESS

This proposal is defined as a local text amendment that does not require an amendment to the Broward County Land Use Plan. Following is the prescribed course for this amendment:

- The Development Review Committee reviewed this proposal on June 14, 2005
- Review and recommendation to the City Commission by the Planning and Zoning Board, acting as the Local Planning Agency for transmittal to DCA.
- City Commission Transmittal of the amendment to the FL Department of Community Affairs.
- City Commission adoption of the amendment at first and second readings.
- Request by the City to the Broward County Planning Council for recertification of the Future Land Use Element.

PURPOSE OF SRAC

The Regional Activity Center (RAC) land use is intended to encourage development or redevelopment of areas that are of regional significance. The major purposes of this designation are to facilitate mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form.

The SRAC has been established to provide the opportunity for positive redevelopment in the area south of the City's Downtown to permit the professional office and residential uses which exist in the area to continue. The current comprehensive plan envisioned that an Andrews Avenue and Federal Highway Mixed Use district would be developed that encourages quality commercial retail, mixed-uses, and stand alone multifamily residential development. The area also serves as a regional attraction due to the location of the Broward General Medical Center facility, which has a Community Facility land use.

SOUTH ANDREWS PLAN

The South Andrews Master Plan, approved by the City Commission on May 18, 2004, calls for additional residential development as an important component of the planned redevelopment of the area. Although the majority of the South Andrews Avenue study area is contained within the South RAC, there are no residential units available for use at this time. To achieve the planned redevelopment, the South RAC must realize an increase in the number of permitted residential units from its current level of 253 units. The areas within Flexibility Zone 56 contain several single-family residential communities, and from a long range planning perspective these areas will remain as low-density communities. According to the South Andrews Master Plan, based upon the current number of units in this flex zone, it was suggested that approximately 1,125 units be transferred to the South RAC. This text amendment is limited to 475 units transferred from Flex Zone 56.

HIGHLIGHTS/ANALYSIS

According to Subsection 9J-11.007, Florida Administrative Code (FAC), all proposed comprehensive plan amendments must be supported by data and analysis similar to that required for the original comprehensive plan. The analysis includes examination of potential impacts of the future land use designation on services such as potable water, sanitary sewer, roadway capacity, transit, drainage, solid waste management, parks, and public schools. The analysis must also identify policies in the comprehensive plan with which the proposed change is consistent. The comprehensive plan text amendment narrative and all supporting documentation is included (**Exhibit 5**) and provides illustrations and a detailed analysis of public facilities and services, along with the letters required by various agencies.

Sanitary Sewer

The G.T. Lohmeyer Treatment Plant (GTLWWTP) serves this area. The total treatment capacity of the plant is 55.8 million gallons per day (MGD). Current wastewater flow is 38 MGD, and 1.67 MGD is committed. Projected wastewater flow is 47.5 MGD by 2010, and 50.8 MGD by 2020. The subject text amendment equates to .12 MGD of additional wastewater. There is ample sanitary sewer capacity to accommodate this amendment.

Potable Water

The Fiveash Water Treatment Plant, with its interconnection with the Peele/Dixie Water Treatment Plant, serves the amendment site. The combined capacity of these plants is 90 million gallons per day (MGD). Current peak flow is 70 MGD, with an average daily flow of 50 MGD, with 2 MGD committed. Projected demand on potable water is 52.0 and 55.1 MGD for 2010 and 2020, respectively. The subject text amendment equates to 1.63 MGD. There is ample potable water capacity to accommodate this amendment.

Drainage

Projects within the RAC will SRAC will receive independent review for drainage facilities. There is no basin surface water management plan approved for the area. Development within the site will be required to meet the drainage standards of the City, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The amendment site meets the adopted level of service.

Solid Waste

Waste Management, Inc. provides solid waste collection for single family and small multifamily units within the City. The subject site is located in Broward County's Central Service Area and is served by either their North or South Resource Recovery Facility for processable waste, with a current combined capacity of 1.6 million tons per year. Current demand is 1,095,000 tons/year, with 33% expansion capability. This amendment can be served with ample resource recovery facility capacity.

Non-processable waste is served by the Broward County Interim Contingency Landfill (BIC) which has a current capacity of 4,500,000 cubic yards. Current demand is 40,000 to 50,000 tons per year. Broward County Solid Waste Operations Division has reported that they currently and will continue to have sufficient capacity to receive and process all solid waste generated by this amendment.

Recreation and Open Space

The amendment site is served by the Bryant Peney Park (1.0 acre) and the Croissant/Davis Park (13.9 acres) which total 14.9 acres. The level of service adopted by Broward County and the City of Fort Lauderdale is 3 acres per 1,000 residents. According to the City's comprehensive plan and Broward County's population projections, the City is currently operating above the adopted level of service for the RAC district. The current level of service is 4 acres per 1,000 residents. The City has 713 acres that qualify under the Comprehensive Plan, which would support a population of 213,900.

The South Andrews Plan identified a greenway system and pocket parks to be incorporated into the redevelopment of the area. Additionally, the South Andrews Business Association and the Greenway Master Plan call for connectivity between all of these parks, and the main spine of the Broward County Greenway that will run down SW 4th Avenue, with a local connector down SW 15th Avenue into the SRAC area. Mid and long term planning efforts call for a fitness trail, shared use playground and picnic pavilion between the hospital district and the City somewhere in the SRAC.

Traffic Circulation

While this amendment is calculated to generate 176 peak hour vehicular trips, the SRAC area is within the Transportation Concurrency Exception Area (TCEA) and the adopted Level of Service is exempt. However, when site plans are presented for approval/building permits, they will be assessed transit impact fees under the new Broward County Transit Oriented Concurrency fee system.

Mass Transit

The amendment site is served by Broward County Transit (BCT) routes 1, 30 and 40. Seven (7) peak hour (or 70 daily) transit trips result. BCT has commented that there is current and planned transit service to service the demand generated by this proposed amendment.

Public Education

The amendment site is served by the Croissant Park Elementary, New River Middle and Stranahan High Schools, and is projected to generate 29 additional students. This proposal was forwarded to the Broward County School District for their review. They offer that Croissant Park Elementary School is neutral in 2004/05 school year, but is projected to become overcrowded in the 2005/06 school year. New River Middle School is critically overcrowded in the 2004/05 school year, and Stranahan High School is overcrowded. The school board recommended that owners or developers of properties resulting from this amendment be directed to provide mitigation for the anticipated students by paying the student station cost factor.

Population Projections

This amendment will increase population by 713 in the South RAC. the 475 dwelling units are intended to absorb a greater proportion of Fort Lauderdale's population growth into the SRAC, and not intended to add population to the City in excess of that population projected by Broward County.

COMPREHENSIVE PLAN CONSISTENCY

This amendment must be found to be consistent with the Goals, Objectives and Policies of the City of Fort Lauderdale Comprehensive Land Use Plan. Following are objectives and policies to which this amendment is consistent:

Objective 33: Preserve the mixture of professional office and residential uses In the South Regional Activity Center (South RAC).

Policy 33.1 Utilize intensity and density standards provided in the Future Land Use Element to preserve the mixture of residential and professional office uses as established in the South RAC.

Objective 5.4 Encourage the preservation of residential uses in the South Regional Activity Center (South RAC).

Policy 5.4.1 Allow for the mixture of professional office and residential uses in the South RAC.

The analysis was reviewed and found to be in compliance with state law and consistent with the City of Fort Lauderdale Comprehensive Plan.

PLANNING AND ZONING BOARD AS THE LOCAL PLANNING AGENCY

The Board should consider a motion finding that the proposed amendment is consistent with the City of Fort Lauderdale Comprehensive Plan.

LOCAL PLANNING AGENCY ACTIONS

1. Recommend the proposed amendment to the City Commission as proposed;
2. Recommend the proposed amendment to the City Commission with revisions proposed by the Planning and Zoning Board.
3. Recommend denial of the amendment.

Attachments:

Exhibit 1 (text amendment)

Exhibit 2 (City-wide flex zone map)

Exhibit 3 (City flex zone 56 table)

Exhibit 4 (SRAC within flex zone 56)

Enclosure: Exhibit 5 (South RAC narrative and analysis)

PZ memo 5-T-05 SRAC FINAL